

1.26 ACRES COMMERCIAL DEVELOPMENT SITE

RETAIL AT CODY PLACE

NEC SOUTH PALM CANYON & MESQUITE AVE / PALM SPRINGS / CA

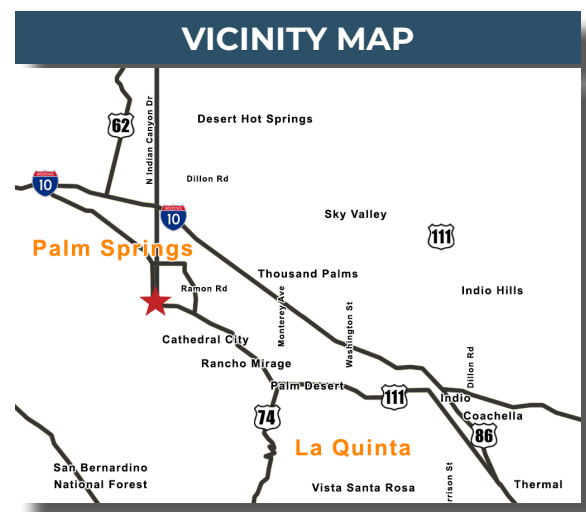
RENDERING



ADJACENT TO THE PRESTIGIOUS TOLL BROTHERS
CODY PLACE - A 102 UNIT LUXURY COMMUNITY
SELLING BETWEEN \$900,000 to \$1,100,000

PROPERTY FEATURES

- Rare Commercial Development Opportunity on Palm Canyon Dr, Palm Springs
- Iconic Downtown Palm Springs location
- Prime retail site at Cody Place, a Toll Brothers Luxury Community
- Signalized corner with great visibility and approximately 550 feet of frontage on Palm Canyon Drive
- Just a few short blocks to dozens of trending restaurants, shopping, the Palm Springs Art Museum, Boutique Hotels, and the Palm Springs Convention Center
- Impressive traffic counts and demographics
- Planned Development approved for 15,000 SF of Retail



PRICE: SUBMIT TERMS: CASH OFFERS: DUE FEBRUARY 4, 2022



SUSAN HARVEY
susan@dppllc.com
Direct 760-205-5502
Cell 760-250-8992
DRE #00957590



PAULA TURNER
paula@dppllc.com
Direct 760-205-5501
Cell 760-578-6564
DRE #00702492

1.26 ACRES COMMERCIAL DEVELOPMENT SITE

RETAIL AT CODY PLACE

NEC SOUTH PALM CANYON & MESQUITE AVE / PALM SPRINGS / CA



OPPORTUNITY HIGHLIGHTS

This is a rare development opportunity on South Palm Canyon Dr in Palm Springs, CA at the distinctive Cody Place Community, the new modern luxury community by Toll Brothers, the nation's leading builder of luxury homes, with homes selling between \$900,000 and \$1,100,000.

PROPERTY DETAILS

- Location: Northeast corner of Palm Canyon Drive and Mesquite Ave in Palm Springs, CA
- Zoning: C-1 (Retail-Business Zone)
- General Plan: Mixed-Use / Multi-Use
- APNs: 508-630-003, 004
- Parcel Size: 1.26 AC (54,885 SF)
- Utilities: 10" Water & 8" Sewer; All utilities have been brought to site



DEMOGRAPHICS

	1MI	3MI	5MI
POPULATION	8,108	34,519	87,591
NUMBER OF HOUSEHOLD	4,523	17,782	36,363
AVERAGE HH INCOME	\$92,354	\$100,029	\$89,275

TRAFFIC COUNT APPROXIMATELY 40,000 CARS PER DAY

The information herein has been obtained from various sources. While we have no reason to doubt its accuracy, we do not guarantee it. Each party shall conduct its own independent investigation and due diligence. Copyright 2021 Desert Pacific Properties. All Rights Reserved.



SUSAN HARVEY
 susan@dppllc.com
 Direct 760-205-5502
 Cell 760-250-8992
 DRE #00957590



PAULA TURNER
 paula@dppllc.com
 Direct 760-205-5501
 Cell 760-578-6564
 DRE #00702492

Desert Pacific Properties
 77933 Las Montanas Rd Suite 101
 Palm Desert, CA
 92211
 760-360-8200